

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 10

A REPLAT OF TRACT K OF TRAILS AT CROWFOOT FILING NO. 9  
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 4 OF 5

TOTAL ACREAGE = 29.021 ACRES, 129 LOTS, 5 TRACTS



RICHLAWN HILLS - AMENDED  
 REC. NO. 8804717  
 ZONED - RURAL RESIDENTIAL  
 NOT A PART

RICHLAWN HILLS - 2ND AMENDMENT  
 REC. NO. 2010045222  
 ZONED - RURAL RESIDENTIAL  
 NOT A PART

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 ZONED - RURAL RESIDENTIAL  
 NOT A PART

DOUGLAS COUNTY  
 TOWN OF PARKER

NE 1/4 CORNER SEC. 9  
 FOUND 3-1/4" ALUMINUM  
 CAP "LS 23053 1988"

TRACT C  
 TRAILS AT CROWFOOT  
 SUBDIVISION FILING NO. 9  
 (NOT PART OF PLAT)

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ALPINE PHLOX ST.  
 (55' R.O.W.)  
 S00716'48"E 519.14'

E LINE NE 1/4 SECTION 9  
 S0015'06"E 2648.70'

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

it looks like there is a gap between utility easement here

overlapping labels

what is this line?

show distance on each lot for sight easement

dist to sight easement for each lot

## LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	EX U.E. EXISTING UTILITY EASEMENT
	○ FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED
	--- SIDEWALK & UTILITY EASEMENT LINE
	--- UTILITY EASEMENT LINE
	--- ROAD CENTERLINE

### CURVE TABLE

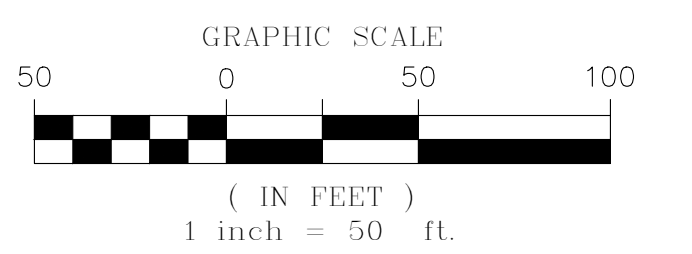
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C2	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C3	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C4	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C5	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C6	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C7	16.80'	10.00'	96°15'42"	S18°37'14"E	14.89'
C8	35.36'	68.00'	29°47'25"	N14°36'54"E	34.96'
C9	22.57'	10.00'	129°20'03"	S25°03'10"W	18.08'

### CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	9.36'	10.00'	114°36'54"E	N14°36'54"E	9.25'
C11	16.93'	10.00'	114°36'54"E	N78°01'23"E	14.98'
C12	14.88'	10.00'	114°36'54"E	S67°39'03"E	13.55'
C13	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C14	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C15	15.71'	10.00'	90°02'08"	S87°06'34"E	14.15'
C16	22.36'	43.00'	29°47'25"	N14°36'54"E	22.11'
C17	23.05'	43.00'	30°42'57"	S74°21'43"W	22.78'
C18	23.77'	68.00'	20°01'51"	S79°42'16"W	23.65'

### LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	7.09'	S29°30'37"W
L2	6.63'	S29°30'37"W
L3	24.69'	N59°00'15"E

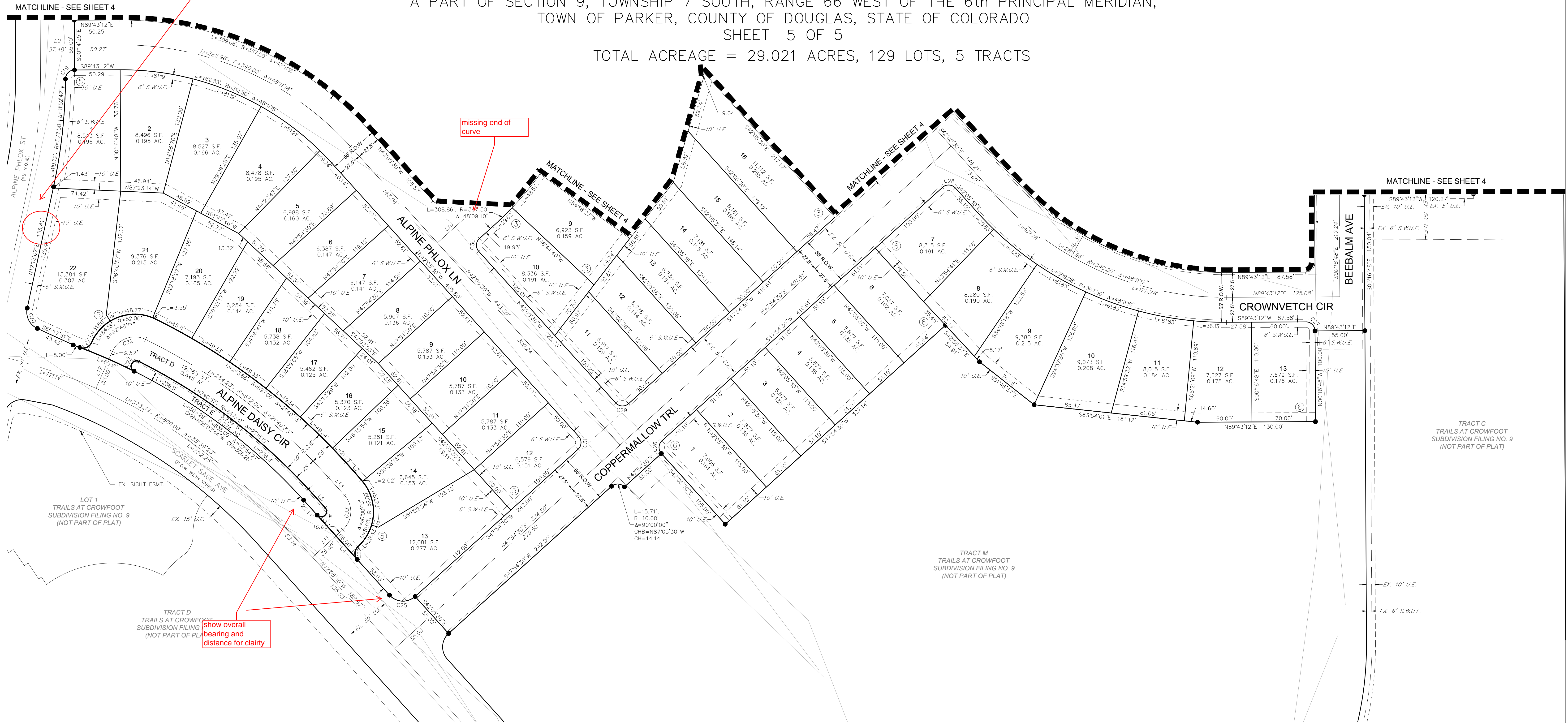


ENGINEER/SURVEYOR  
**CVL** Consultants  
 of Colorado, Inc.  
 10333 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80112  
 Tel: (720) 482-9526 / Fax: (720) 482-9546

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## LEGEND

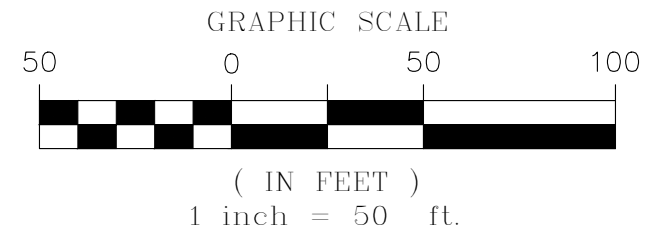
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C19	15.59'	10.00'	89°20'46"	S45°02'49"W	14.06'
C20	27.07'	20.00'	77°32'58"	S26°31'22"E	25.05'
C21	15.23'	10.00'	87°14'43"	N67°06'01"E	13.80'
C22	15.71'	10.00'	90°00'00"	S2°54'30"W	14.14'
C23	18.85'	6.00'	180°00'00"	S26°36'15"W	12.00'
C24	18.85'	6.00'	179°59'56"	N47°54'30"E	12.00'
C25	31.42'	20.00'	90°00'00"	S87°05'30"E	28.28'
C26	15.71'	10.00'	90°00'00"	S2°54'30"W	14.14'
C27	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C28	15.71'	10.00'	90°00'00"	N87°05'30"W	14.14'
C29	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C30	15.70'	10.00'	89°57'52"	S2°53'26"W	14.14'
C31	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C32	43.46'	27.00'	92°13'17"	S70°07'19"W	38.92'
C33	42.41'	27.00'	90°00'00"	N2°54'30"E	38.18'

## LINE TABLE

LINE NO.	LENGTH	DIRECTION
L4	66.00'	S42°05'30"E
L5	22.14'	N42°05'30"W
L6	8.26'	S31°49'53"E
L7	26.14'	N42°05'30"W
L8	8.00'	N73°25'12"W
L9	87.75'	N89°43'12"E
L10	57.20'	N47°54'30"E
L11	45.00'	N47°54'30"E
L12	44.52'	S24°00'40"W
L13	26.14'	N42°05'30"W



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